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Gilsland Street, Millfield, SR4

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By Auction £55,000

*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION * GUIDE PRICE £55,000* BIDDING CLOSES TBC * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

*PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * 2 BEDROOM * MILLFIELD * FREEHOLD * COUNCIL TAX BAND - A *

This two-bedroom terraced house is for sale in Gilsland Street, Millfield and is presented in good condition, offering practical accommodation suited to first-time buyers, investors and families.

The property features a large living/dining room with generous windows that provide good natural light, along with a fireplace that forms a focal point for the space. The separate kitchen is notably spacious and provides plenty of storage, offering ample room for food preparation and day-to-day family use.

The master bedroom includes built-in wardrobes, maximising floor space and storage. A second single bedroom provides flexibility as a child's room, guest room or home office, depending on requirements. There is one bathroom serving the property.

The house is in an area well served by local amenities, including everyday shops, supermarkets and services within easy reach. Sunderland city centre is also accessible for a wider choice of retail, leisure and dining options.

There are several schools in the wider area, giving potential purchasers options for primary and secondary education. Local parks and open spaces around Sunderland provide opportunities for outdoor recreation, walking and sports.

The property falls within Council Tax Band A, which may be of interest to buyers mindful of ongoing running costs. Overall, this two-bedroom terraced house represents a functional home in a convenient Sunderland location with access to transport, schools and amenities.

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Approximate total area⁽¹⁾

77.7 m²

836 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entry
3'0" x 3'0"

Hallway
9'1" x 3'3"

Bedroom 1
11'11" x 10'4"

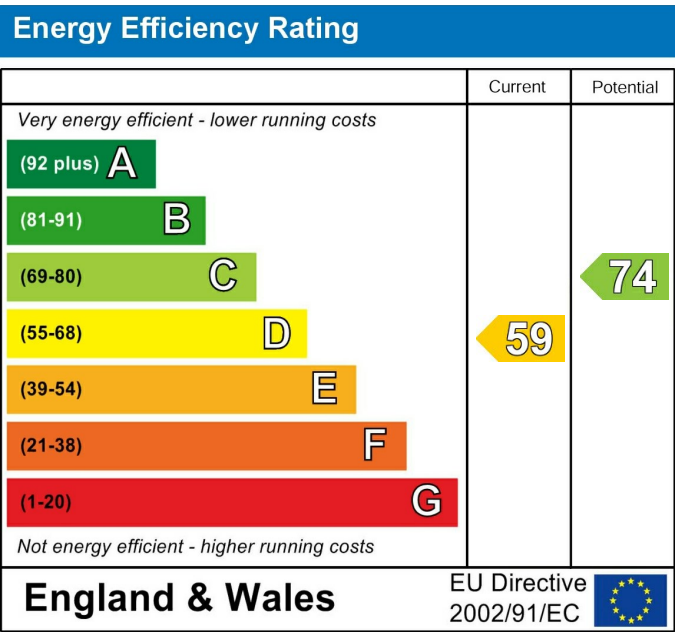
Bedroom 2
11'11" x 7'6"

Living/Dining Room
12'0" x 23'0"

Kitchen
17'8" x 7'10"

Hallway
2'11" x 8'0"

Bathroom
5'4" x 10'6"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

